

Mayor Peter C. Fosselman

Council Member Mackie Barch
Council Member Sean McMullen



Council Member Lydia Sullivan
Council Member John Thompson

October 6, 2011

Re: 2011 Kensington Sector Plan and Revitalization

Dear Neighbors:

The Town of Kensington and Vicinity Sector Plan is in the final stages of approval with the County Council. The County Council will conduct a public hearing on Tuesday, October 11th, 7:30pm at the Council Hearing Room, 100 Maryland Avenue, Rockville, MD 20850.

We are all aware of the glut of gas stations, repair shops and poor architecture that clutter the main streets of our wonderful Town. We desperately need to find solutions to alleviate congestion on Connecticut and Knowles Avenues, and create an atmosphere of diversity with regard to dining and entertainment, all while we peer to the future by providing various housing choices for our aging and younger residents.

The 2011 Sector Plan will allow for Kensington to engage in real solutions to our concerns over the next 20 years while allowing for funding and implementation of: intersection enhancements, traffic solutions, structured parking, green space, restaurants, a variety of commercial shops, housing options, wider sidewalks and the preservation of our neighborhoods.

Rumors persist of new multi-story buildings next to single family homes, redistricting of the school cluster, debilitating traffic counts, chemical plants in our neighborhoods, reclassification of side streets to highways, and the removal of on-street parking in the community. There is simply no truth to this in the proposed Sector Plan.

The following consists of clarification of the Kensington and Vicinity Sector Plan that I would like to share with you.

FALSE: 75 foot buildings all over Town creating a canyon of structures.

FACT:

- The tallest existing building is over 108 feet;
- The Sector Plan reduces the maximum allowable height to 75 feet;
- The 75' designation is only along the Connecticut Avenue corridor; not throughout the Town.

FALSE: The "Historic District" will be destroyed.

(Over)

FACT:

- The District remains protected by County and Federal regulations;
- Nothing designated historic is in jeopardy of being torn down or redeveloped.

FALSE: The Council has given away all of the on-street parking to developers.

FACT:

- Not one existing residential parking space has been altered or promised to accommodate new development.
- Builders will have the option to contribute to a structured parking fund as Kensington will have a *municipal parking district*.

FALSE: There will be no infrastructure improvements to streets, schools or storm systems.

FACT:

- New development must satisfy traffic, school and storm water management criteria in order to build, just like the remainder of Montgomery County.

FALSE: There will be little or no public input during the redevelopment process.

FACT:

- There will be more review opportunities and stricter design standards in place than today.
- Every plan is public information and there will be regulatory review for any significant building proposal.
- This is a 20 year process allowing ample time for smart growth.

Nearly six years ago I ran on the platform of Revitalization and this Town has continued to support the goals I have set out during this time and electing me to three consecutive terms. This lengthy journey has been conciliatory and inclusive. We have thoroughly discussed all aspects of the Plan. The intended results are something that we all can be proud of, as we strive to shift this community for the well being of all. The Sector Plan has been endorsed by the Coalition of Kensington Communities, the Town Revitalization Committee, the Town Council, and the Montgomery County Planning Board. Town Council Members Barch, McMullen, Thompson and I ask that you please send an email or letter of support to the County Council **county.council@montgomerycountymd.gov** to help move Kensington forward.

To learn more about the Sector Plan, please visit **www.tok.md.gov** and under the drop down menu entitled "Revitalization", please review all the primary source information that will help to clarify any questions that you may have. I hope this information has been helpful and you take an active role in the renewal of Kensington as we move forward.

Sincerely,

Peter Fosselman